

STATE OF TEXAS
COUNTY OF REFUGIO

Field notes of a 1584.857 acre tract of land, being part of a 1509.3 acre tract set aside to Josephine Vincent and Richard W. Vincent, Jr., by Suit styled J. R. Green, et al, vs. Ellis A. Vincent, et al, Cause No. 4096, District Court of Goliad County, Texas, and recorded in Volume 5, Page 570 of the Deed Records of Refugio County, Texas, and part of an 127.9 acre tract set aside to Mary Burton Vincent by said Suit, Cause No. 4096, District Court of Goliad County, Texas;

Said 1584.857 acre tract is comprised of a portion of the C. E. P. L & M. Co. Survey, Abstracts 122 & 123, the A. Huston Survey, Abstract 178, the L & G. N. RR. Survey, Abstract 183, the Heirs. of J. James Survey, Abstract 199, the A. F. Jacob Survey, Abstract 202, the J. De Le Garza Trudo Survey, Abstract 267 and the C. C. Irrg. & Mfg. Co. Survey, Abstract 356, is situated in Refugio County, Texas, approximately 10 miles northwest of the town of Refugio, and is described by metes and bounds as follows:

Beginning at a concrete monument found for a corner of the Mary Vivian O'Connor land, the southeast corner of said 1509.30 acre tract and the southerly southeast corner of this tract;

Thence N 81° 55' 23" W with a north line of said O'Connor land, the south line of said 1509.30 acre tract and the southerly south line of this tract, a distance of 6766.67 feet to a 5/8" iron set for the southwest corner of said 1509.30 acre tract and the southwest corner of this tract;

Thence N 08° 39' 34" E with the west line of this tract at 1128.65 feet set a 5/8" iron rod for a line marker, at 2628.65 feet set another 5/8" iron rod for a line marker, at 4628.65 feet set another 5/8" iron rod for a line marker, in all a distance of 6628.65 feet to a 5/8" iron rod for southeast corner of a 613.90 acre tract set aside to Andrew S. Vincent by said Suit Cause No. 4096, and an angle corner of this tract;

Thence N 08° 06' 50" E with the east line of said 613.90 acre tract and the west line of this tract, a distance of 2720.54 feet to a concrete monument found for the southwest corner of a 1637.20 acre tract set aside to Ellis A. Vincent by said Suit Cause No. 4096, and the westerly northwest corner of this tract;

Thence S 81° 53' 54" E with the south line of said 1637.20 acre tract and the north line of this tract; at 4218.35 feet pass a concrete monument found for a line marker, at 6685.88 feet set a 5/8" iron rod for a line marker, in all a distance of 6880.97 feet to a point at the northwest corner of a 19.26 acre tract, for the westerly northeast corner of this tract;

Thence S 13° 53' 50" W along the west line of said 19.26 acre tract, a distance of 145.19 feet to a point at the southwest corner of said 19.26 acre tract, for an interior corner of this tract;

Thence S 76° 06' 10" E along the south line of said 19.26 acre tract, a distance of 2880.00 feet to a point at the southeast corner of said 19.26 acre tract, for an interior corner of this tract;

Thence N 13° 53' 50" E along the east line of said 19.26 acre tract, a distance of 437.50 feet to a point in the north line of said 1509.30 acre tract, at the northeast corner of said 19.26 acre tract, for the easterly northwest corner of this tract;

Thence S 81° 53' 54" E along the north line of said 1509.30 acre tract, a distance of 1273.38 feet to a 5/8" iron rod set on a west line of said Mary Vivian O'Connor land, for the easterly northeast corner of this tract;

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Thence S 13° 01' 00" W with the west line of said O'Connor land and the northerly east line of this tract, a distance of 1868.98 feet to a concrete monument found for an interior corner of said O'Connor land and the northerly southeast corner of this tract;

Thence N 76° 10' 52" W with a north line of said O'Connor land and the northerly south line of this tract, a distance of 4221.72 feet to a fence corner post found for a northwest corner of said O'Connor land and an interior corner of this tract;

Thence S 08° 00' 20" W with a west line of said O'Connor land and the southerly east line of this tract, a distance of 7904.42 feet to the place of beginning, containing 1554.887 acres of land, more or less.

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STATE OF TEXAS
COUNTY OF REFUGIO

Field notes of a 19.26 acre tract, being part of an 127.90 acre tract set aside to Mary Burton Vincent and part of a 1509.30 acre tract set aside to Josephine and Richard W. Vincent, Jr., by Sub styled J. R. Green, et al, vs. Ellis A. Vincent, et al, Cause No. 4096, District Court of Goliad County, Texas, and recorded in Volume 5, Page 570, Deed Records of Refugio County, Texas;

Said 19.26 acre tract is comprised of a portion of the A. Huston Survey, Abstract 178, it situated in Refugio County, Texas, approximately 10 miles northwest of the town of Refugio and is described by metes and bounds as follows:

Beginning at a point at the easterly northwest corner of a 1584.887 acre tract just surveyed and the west line of the A. F. Jacob Survey, Abstract 202, for the northeast corner of this tract; whence a 5/8" iron rod set on the west line of the Mary Vivian O'Connor for the easterly northeast corner of said 1584.887 acre tract bears S 81° 53' 54" E, a distance of 1273.31 feet;

Thence S 13° 53' 50" W with the west line of said Jacob Survey and the east line of this tract, a distance of 437.50 feet to a point for an interior corner of said 1584.887 acre tract and the southeast corner of this tract;

Thence N 76° 06' 10" W with the south line of this tract, a distance of 2880.00 feet to a point for an interior corner of said 1584.887 acre tract and the southwest corner of this tract;

Thence N 13° 53' 50" E with the west line of this tract, a distance of 145.19 feet to a point at the westerly northeast corner of said 1584.887 acre tract for the northwest corner of this tract;

Thence S 81° 53' 54" E along the north line of this tract, a distance of 2894.80 feet to the place of beginning, containing 19.26 acres of land, more or less.

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